

9/19/12 - Wednesday, September 19, 2012

Redevelopment Authority Minutes Meeting of September 19, 2012

City Hall, Council Chambers, 7:30 a.m.

Members Present: Messrs. Halloin, Barr, Green, Von Haden, Amundson, Mmes. Wildenberg

Members Absent: Messrs. DeRosa

Staff Present: Messrs. Schatz, Mmes. Mishefske, Noland, Kuba

1. Minutes

The minutes of the August 15, 2012 meeting were approved on a motion by Mr. Von Haden, seconded by Mr. Green.

2. Financial Statements

Ms. Kuba presented the financial statement dated August 31, 2012. The operating expenses for the month of August included \$467 for auditing services. Capital expenses in August totaled \$850 for the appraisal done on 1724 Oxford Avenue. Capital dollars available currently are at \$1.1 million. Ms. Wildenberg made a motion to accept the statement, seconded by Mr. Von Haden, and the motion carried.

3. Closed Session

Ms. Wildenberg moved to enter into closed session. Mr. Amundson seconded, and the motion carried.

Open Session

Mr. Von Haden moved to come out of closed session, seconded by Mr. Green, and the motion carried.

4. Executive Director's Report

Mr. Schatz informed the RDA of an opportunity the City had to submit a grant to tear down 28 Maple Street, which is the Chuck Gable property. We will hear back on the grant by October 8.

Mr. Schatz discussed that there is an opportunity for the City to attend a meeting with redevelopment people from St. Paul, and Kerry Kincaid has been invited to give a presentation to the Mayors Design Institute in October. They are focusing on food-related scenarios and developing the West Bank, which used to be a cannery area. This could lead to possibly even renaming the West Bank the "Canning District." Mr. Amundson added that there are 6-8 design professionals and urban designers that are all a part of this project that help to review other communities' projects and help them to move forward.

Mr. Schatz received a call that the post office hired someone who was looking into potential properties and had asked for previously submitted proposals. Mr. Halloin stated that Gateway is not looking for the RDA to purchase the Post Office by the end of this year, but that this would probably be more likely into 2013.

Mr. Halloin asked about a timetable for the Confluence Project in regards to decisions that the RDA will need to make. Mr. Schatz commented that their decision would be on their 2 S. Barstow agreement and would be further down the line after financing is lined up. The next major step for the Confluence Project is the Board of Regents meeting on October 4-5. The developers have asked for a letter of support from the City of Eau Claire. City Council is hosting a public discussion on September 24, with a resolution on September 25. They would then need to submit a rezoning application, and it would need to be reviewed by the Plan Commission and City Council. There was discussion regarding the TIF district and increments in both North and South Barstow.

Mr. Schatz commented that the Volume One interview with the new City Manager showed that he is supportive of redevelopment and, therefore, will hopefully be very supportive of the RDA.

5. Announcements, Directions, and Correspondence

The meeting was adjourned by Mr. Barr.

Jeff Halloin, Secretary